

**UNITED STATES DISTRICT COURT
EASTERN DISTRICT OF MISSOURI
EASTERN DIVISION**

UNITED STATES OF AMERICA,)	
)	
)	
Plaintiff,)	
v.)	
)	Case No. 4:24-cv-01319-SEP
SUBURBAN HEIGHTS LLC,)	
CRESTLINE PROPERTY LLC,)	
TRILINE PROPERTIES LLC, and)	
JINGLE PROPERTIES LLC,)	
)	
Defendants.)	
)	

JOINT STIPULATION OF DISMISSAL

Plaintiff, United States of America, and Defendants Crestline Property LLC, Triline Properties LLC, and Jingle Properties LLC hereby jointly stipulate to the dismissal of this case with respect to those three defendants with prejudice, pursuant to Fed. R. Civ. P. 41(a)(1)(A)(ii).¹

“In ordinary civil cases, a notice of dismissal that complies with [Rule 41(a)(1)] operates as a matter of right upon notice to the court, and permission of the court is not required.”

Williams v. Clarke, 82 F.3d 270, 272 (8th Cir. 1996). Rule 41(a)(1)(A)(ii) provides that a plaintiff may dismiss an action without a court order by filing a stipulation of dismissal signed by all parties who have appeared.

All parties that have appeared in this matter — Plaintiff, United States of America, and Defendants Crestline Property LLC, Triline Properties LLC, and Jingle Properties LLC —

¹ The fourth defendant, Suburban Heights LLC, did not file an answer in this case. *See* Clerk’s Entry of Default against Defendant Suburban Heights LLC, ECF No. 26 (Jan. 28, 2025). The United States is separately filing a Notice of Voluntary Dismissal under Fed. R. Civ. P. 41(a)(1)(A)(i) to dismiss claims against that defendant.

stipulate to dismissal. The entry of a stipulation of dismissal under Rule 41(a)(1)(A)(ii) “is effective automatically and does not require judicial approval.” *Gardiner v. A.H. Robins Co., Inc.* 747 F.2d 1180, 1189 (8th Cir. 1984).

Dated: April 14, 2025

Respectfully submitted,

For Plaintiff:

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CERTIFICATE OF SERVICE

I certify that I served the foregoing document to all attorneys of record via the Court's CM/ECF electronic notification system on April 14, 2025.

Additionally, the document was served on April 14, 2025, to the following via first class mail and email (courtesy copy):

Suburban Heights LLC
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/s/ *Regan Hildebrand*

REGAN HILDEBRAND

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